



ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
9316 North 107th Street  
Milwaukee, Wisconsin 53224-1121  
TDD #: (608) 264-8777

Jim Doyle, Governor  
Jack L. Fischer, A.I.A., Secretary

## Wisconsin Department of Commerce, Bureau of PECFA Bid Document

### SECTION 1 - Scope of Work

The Bureau of PECFA is seeking competitive bids to perform remedial services for a petroleum release from a regulated petroleum product storage tank system. This bid is for a specified work scope. The site upon which bids are being solicited is:

**Bid Round:** 52  
**Comm #:** 53015-9999-70-A  
**BRRTS #:** 03-36-000119  
**Site Name:** East Central Coop  
**Site Address:** 1270 Hickory Street, Cleveland, 53015  
**Site Manager:** Keld Lauridsen  
**Address:** 2894 Shawano Avenue  
**City, State Zip:** Green Bay, WI 54307-0448  
**Phone:** (920) 662-5420  
**e-mail:** Keld.Lauridsen@Wisconsin.Gov  
**Bid Manager:** Linda M. Michalets  
**Address:** 9316 North 107th Street  
**City, State Zip:** Milwaukee, Wisconsin 53224-1121  
**Phone:** (414) 357-4703  
**e-mail:** Linda.Michalets@Wisconsin.Gov

<b>Bid-Start Date:</b>	<b>December 3, 2007</b>
<b>Questions must be received by (See Section 2 (B)):</b>	<b>December 17, 2007, 4:00 PM</b>
<b>Responses will be posted by (See Section 2 (B)):</b>	<b>January 4, 2008</b>
<b>Bid-End Date and Time:</b>	<b>January 18, 2008, 4:00 PM</b>

The case file, including report(s) and other pertinent information upon which bids are being sought, are available for review at the Site Manager's location listed above. Please contact the Site Manager for an appointment to review the file.

Copies of report(s) and other pertinent information are available for purchase at the location listed below. If pertinent information is not available, please contact the Site Manager.

**Digital Printing Innovations-Oshkosh, 304 High Avenue, Oshkosh, WI 54901**  
**Phone: (920) 235-1800 Fax: (920) 235-6449**

## **SECTION 2 – Site-Specific Bid Requirements**

### **General Comments**

The site is located in the Village of Cleveland in Manitowoc County. East Central Coop formerly operated a retail and cooperative agricultural chemical products facility on the property. The site is currently vacant.

Soil encountered at the site generally consists of sandy soil underlain by native silt and clay. Bedrock was not encountered in borings drilled to a depth greater than 30 feet below ground surface (bgs). The average depth to groundwater is approximately seven feet bgs and groundwater flow direction is to the east.

Free product was most recently measured in monitoring well MW1 at a thickness of 5.5 inches during May of 2007.

A soil vapor extraction system was previously installed and operated for a brief period of time about 15 years ago.

Currently, contaminated groundwater is being extracted from two separate collection trenches and is discharged to the sanitary sewer. One collection trench is located on-site and one is located on residential property downgradient of the source property.

To save costs, only select reports have been submitted to the copy shop. Additional reports and information can be reviewed at the DNR's Green Bay office. Bidders are strongly encouraged to review the entire case file prior to submitting a bid response for this site.

### **Minimum Remedial Requirements**

The bid response must include costs to continue operating the groundwater extraction trenches for six months from approximately March 1, 2008. Annual electrical and sewer charges combined are estimated to be approximately \$2,500 (PECFA will reimburse based on the actual cost).

Soil excavation and subsequent disposal (e.g., landfill, on-site biopile, etc.) of approximately 2,000 cubic yards of contaminated soil is to be implemented on the property in the general area outlined as containing free product on Figure 2 in the Documentation of Bid Scope Completion report dated June 28, 2007 by Northern Environmental. (Note that the "soil stockpile" indicated on the figure has been removed.) The area will encompass boring B4200 to the northwest and extend southeast up to, but not including, the Coop trench. Off-site excavation is not deemed necessary. Excavation activities are expected to terminate at a depth of approximately 9 feet below ground surface. Confirmatory soil samples are to be collected at the perimeter of the excavation to confirm remaining soil contaminant levels. Soil samples are to be laboratory analyzed for petroleum volatile organic compounds (PVOC) and naphthalene. The excavated area must be backfilled with soil that is of a similar conductivity to the soil that is removed (silty sand to silty clay).

The source removal activities will necessitate the removal of the existing remediation shed. It is anticipated that this structure is no longer needed as water from the Coop Trench may be discharged directly to the sanitary sewer. The winning bidder should be prepared to perform trenching to provide for a direct discharge to the sanitary sewer (anticipate costs in the bid). A power supply for the pump in the Coop Trench must be provided. A significant amount of groundwater will like accumulate in the excavation

cavity during the soil removal activities and should be removed to enhance groundwater remedial efforts. A discharge to the sanitary sewer may be an option for disposal.

Monitoring well MW1 will be removed by the excavation and must be replaced by a NR 141 compliant well (MW1R) in the same general location. In addition, a new NR 141 monitoring well (MW12) must be installed east of MW2 across the railroad tracks and in front of the residence identified on figures as 1223 Hazel Street. No soil sampling is required; however soil vapor screening should be conducted during well installation and must be reported on the boring log.

The monitoring well network consisting of MW1R, MW2, MW3, MW8, MW8A, MW10, MW11, MW12 and the two groundwater collection trenches are to be sampled during the first groundwater sampling event initiated 3 months after the completion of the excavation activities. The well network should be scaled back during subsequent sampling events (three quarterly and two semiannual events) to include only wells with Wisconsin Administrative Code chapter NR 140 preventive action limit (PAL) exceedances. Groundwater samples are to be laboratory analyzed for PVOC and naphthalene. If free product is observed at any monitoring point, measure the thickness and remove the product prior to collecting a water sample from the well. Collect groundwater elevation data from all monitoring points during each sampling event and provide the tabulated data in each report.

Provide an assessment of the risk of vapor migration to the two residences immediately down-gradient of this site. This assessment should be completed within 3 months of the excavation activities. These residences are identified on site figures as 1219 Hazel Street (Steinberg residence) and 1223 Hazel Street (adjacent - north of the Steinberg's). The assessment should include a description of the foundations, basement construction materials, age of the houses, presence of sumps, estimated distance from the basement floors to the water table, indications by the residents as to the presence of vapors in the past or present.

Submit the first report to DNR and Commerce upon completion of the soil excavation and the first round of groundwater monitoring. A second report should be submitted upon completion of the four quarters of monitoring and a final report must be submitted upon completion of the final two semi-annual monitoring events. Electronic reports must be submitted to Commerce on the schedule outlined in the following section.

### **SECTION 3 - Reporting Timeframes**

Within *60 days* of the Commerce notification of the maximum reimbursement amount, the responsible party (RP) must execute a written contract with one of the firms that submitted a bid. Failure to execute the written contract within this time will result in ineligibility of interest expenses incurred from the date of the reimbursement cap letter until a contract is executed and work commences at the site. Work must commence within *45 days* of signing a contract. There are specific reporting requirements in Comm 47.70 to monitor the progress of activities at each bid site and there may be additional reporting requirements outlined above. The consulting firm that is contracted to complete the scope of work is required to report the progress of this site to Commerce electronically on the web site at each of the following points:

1. Within fourteen days of executing or terminating a contract with the RP.
2. Three months after entering into the contract with the RP.

3. Twelve months after beginning the work in the successful bid, unless the project is completed before that time (point 6 applies).
4. Twelve months after submitting the previous report (point 3), unless the project is completed before that time (point 6 applies).
5. No later than 10 days after encountering a change in circumstances (the list of circumstances is in Comm 47.70 (3)).
6. No later than 30 days after completing the work.
7. As directed by Commerce.

If Commerce determines that the consulting firm is failing to make adequate progress to complete the scope of work, Commerce will notify the RP and may reduce the reimbursement to accurately reflect the work completed.

#### Claim Submittal

A claim must be submitted to Commerce within 120 days of submitting the report described in *Reporting Timeframe, point #6*. If a claim is not submitted by the deadline described above, interest costs from the date the report (point #6) is submitted to the date the claim is received will not be reimbursed to the claimant. The claim preparation cost must be included in the Total Bid Amount and is considered within the reimbursement cap.

#### Questions and Answers

Questions, answers and interpretations will be considered an amendment of this solicitation. All questions must be submitted in writing (fax and electronic mail submittals are acceptable) to the Bid Manager identified in Section 1 of this solicitation. All answers and interpretations shall be in writing from the Bid Manager. Neither the PECFA program nor Commerce shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid End Date. No further questions will be addressed after the deadline for submitting questions identified in Section 1.

#### **SECTION 4 - Conditions of Bid**

The successful bidder will be the entity that complies with all provisions of the bid and provides the lowest total cost, excluding interest, for the site-specific bid requirements described in Section 2. In preparing the bid, the bidder must assume compliance with all applicable codes, including, but not limited to, §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The bid Commerce selects to determine the least costly method of remedial action will be the least costly qualified bid. Commerce will rank the bids solely on the basis of cost. Evaluation of bids will continue until the least costly qualified bid is identified. Submittals from an individual or firm during their period of disqualification from bidding, submittals received late and for submittals without a certified commitment (performance assurance and/or signature) will not be considered as bids. Commerce may disqualify a bid for the following reasons:

- Requirements of the bid specifications have not been met.
- The remedial strategy is not appropriate to the geologic setting.

- A Total Bid Amount is insufficient to fund the activities described in the bid specifications.

Commerce reserves the right to reject any and all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the agency with jurisdiction (Natural Resources or Commerce).

The bidder Commerce intends to select may be required to provide input to and attend a meeting with the PECFA program and the claimant to explain the bid and remedial approach.

If a bid is disqualified, Commerce will provide written notification to any individual or firm that submitted a disqualified bid. The notification shall specify the reasons for the disqualification, and inform the individual or firm of their right to protest or appeal the decision. If a bid is more costly than the bid Commerce intends to select, the bid will not be reviewed.

The *Notice of Intent* will identify the least costly bid, disqualified bid(s) and bid(s) not reviewed. The *Notice of Intent* will be sent to the RP and will be posted on PECFA's Internet Web site.

## **SECTION 5 - Instructions to Bidders**

Between the bid start and end dates, bidders shall not discuss or attempt to negotiate any aspects of the bid with the RP, other potential bidders or program staff without prior approval of the Bid Manager identified in Section 1. Infractions will result in rejection of the violator's bid and may result in a formal complaint being filed with the Department of Regulation and Licensing.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Bid Manager. If the Bid Manager is not able to arrange site access, this will not delay the bid process nor negate the comparison and selection from among the bids submitted. All costs associated with a site visit or preparation of a bid will be the bidder's responsibility.

The Bidding Process must conform to the following:

1. The Bid Response shall address all the site-specific bid requirements identified in Section 2.
2. The total bid amount to accomplish the stated goal must include all fees, reporting costs, pre- and post-closure costs and costs for establishing restrictions or institutional controls, when applicable (interest costs are excluded).
3. The submittal must include a copy of the Bid Response document signed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. The appropriate registration number of the professional license must be included. Registration requirements are listed in Comm 5.
4. Bids *cannot* be faxed or sent electronically (email) to the program. Documents received by fax or email will not be considered.
5. Bids, amendments thereto or withdrawal requests must be received by 4 pm on the bid end date.
6. The consulting firm's name must be included and all pages of the Bid Response.

7. All costs must be printed (ink, typewritten or computer). Errors must be crossed out, corrections entered and initialed by the person signing the bid. Correction fluid is not allowed. No bid shall be altered or amended after the time specified for the bid end date.
8. Each bidder shall fully acquaint themselves with conditions relating to the scope and restrictions attending to the execution of the work under the conditions of this bid. The failure of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
9. All amendments to and interpretations of this bid shall be in writing from the Bid Manager. Neither Commerce nor the program shall be legally bound by any amendment or interpretation that is not in writing.
10. This bid is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this bid to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The bid may or may not be changed; however a review of such notification will be made prior to award.

#### **SECTION 6 - Bidder Disqualification**

Commerce may disqualify from public bidding any individual or firm that has committed any of the following (Comm 47.67 (1) (a)):

1. Failed to complete the scope of work within the reimbursement cost cap established through public bidding.
2. Failed to complete the scope of work in a bid in a timely manner.
3. Failed to follow DNR rules on the bid project.
4. Received one or more notices from Commerce under s. Comm 47.62 (2) that assess the financial management of an investigation as unacceptable.
5. In any prior occurrence that has been publicly bid, failed to do either of the following:
  - a. Pay subcontractors after receiving payment for them.
  - b. Obtain lien waivers on or before the date of the final payment by the RP or the PECFA program, from all subcontractors paid under subd. 5. a.
6. Failed to execute a contract with the RP as required in s. Comm 47.69 (1).
7. Failed to commence work within 45 days after executing a contract, as required in s. Comm 47.69 (3).

Commerce may disqualify any individual or firm from performing further work on a project if the individual or firm has not completed any of the six reporting points required in Comm 47.70 and outlined in Section 2 of this bid document. Commerce will review and address the issue as stated in Comm 47.70 (4).

## BID RESPONSE

(1<sup>st</sup> Page)

Department of Commerce PECFA Program

**SITE NAME: East Central Coop**

**COMMERCE #: 53015-9999-70-A**

**BRRTS #: 03-36-000119**

Submit Bid Response To: Cathy Voges  
Public Bid Response  
Department of Commerce PECFA Bureau  
201 W Washington Ave, Madison WI 53703-2760 or  
PO Box 8044, Madison WI 53708-8044

Consulting Firm Name: \_\_\_\_\_

Complete Mailing \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: (     ) - \_\_\_\_\_

Fax Number: (     ) - \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Bidder (check one that applies):

<input type="checkbox"/>	Professional Engineer	License # _____
<input type="checkbox"/>	Professional Geologist	License # _____
<input type="checkbox"/>	Hydrologist	License # _____
<input type="checkbox"/>	Soil Scientist	License # _____



Use this box to certify (by marking with a check or X) a commitment to complete the work described in the bid specifications in its entirety for the Total Bid Amount proposed below. Failure to provide this performance assurance will disqualify this bid response. Providing unsolicited qualifications and/or contingency statements in your bid submittal will disqualify the bid response.

Total Bid Amount: \$ \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Signature: \_\_\_\_\_

**BID RESPONSE****(2<sup>nd</sup> Page)**

Department of Commerce PECFA Program

**SITE NAME: East Central Coop****COMMERCE #: 53015-9999-70-A****BRRTS #: 03-36-000119****Consulting Firm Name:** \_\_\_\_\_

A bid will be considered non-compliant if the bid response does not include a separate tabulation of costs for each activity.

1	Soil excavation activities (disposal, sampling, backfill, dewatering, etc.)	\$
2	Installation of one replacement monitoring well and one downgradient monitoring well	\$
3a	Each groundwater monitoring round, PVOC and naphthalene analysis (10 monitoring points)	\$
3b	Total monitoring events (four quarterly, two semi-annual)	<b>6</b>
3c	Total monitoring costs (3a multiplied by 3b)	\$
4	Six months of operation and maintenance of the two groundwater extraction trenches, including electrical costs (estimated \$2,500 annually)	\$
5	Reporting costs, including electronic reporting; 3 status reports, various correspondence	\$
6	Project management – including excavation preparation, determining hook-up of trench after excavation, evaluation of vapor migration to two residences, etc.	\$
7	PECFA Claim Preparation	\$
8	<b>Total Bid Amount</b>	<b>\$</b>